

August 8, 2025

**To: Jim Hetzel, AICP
Principal Urban Planner
City of Fort Lauderdale
Urban Design and Planning Division
700 NW 19th Avenue
Fort Lauderdale, FL 33311**

Subject: Resubmittal of Site Plan Application – Case #UDP-S25026

Dear DRC Reviewers,

On behalf of the Development Team, KEITH is pleased to submit the revised site plan package for the Pinnacle at Cypress Project located at 6250 N Andrews Ave. This resubmittal responds to the comments and feedback provided by the DRC during the initial review dated July 22nd, 2025.

We have addressed all applicable concerns and have incorporated the requested modifications into the updated drawings and accompanying documentation. Please find enclosed comment responses and supporting documentation uploaded to the Lauderbuild Platform for your review.

If there are any additional questions or further clarification needed, please do not hesitate to reach out. We appreciate your continued collaboration and look forward to moving ahead in the approval process.

Respectfully Submitted,

Michael Amodio

Michael Amodio, AICP
Principal Planner I, KEITH

CC:

Timothy P. Wheat, Partner, Pinnacle
Greg Gabriel, Regional Director, Acquisition & Development, Pinnacle
Keith Poliakoff, Esq, Government Law Group

CASE INFORMATION

CASE	UDP-S25026
PROJECT NAME	Pinnacle at Cypress / Fairfield at Cypress
APPLICATION TYPE	Site Plan Level III
APPROVAL LEVEL	PZB Approval, City Commission
REQUEST	Conditional Use Request: Increase from 295 Units to 486 Units inclusive of 196 Affordable Units, Reduce Office Use from 37,562 to 6,525 Square-Feet Office Use, and Request for Alternate Design Solutions to the Uptown Master Plan
APPLICANT	Poliakoff, Becker, & Streitfeld, LLP
AGENT	Tim Wheat, Pinnacle
PROPERTY ADDRESS	6250 N. Andrews Avenue
ABBREVIATED LEGAL DESCRIPTION	Pine Crest Isles 63-48B
ZONING DISTRICT	Uptown Urban Village – Northeast (UUV-NE)
LAND USE	Uptown Urban Village Transit Oriented Development
COMMISSION DISTRICT	1 – John Herbst
NEIGHBORHOOD ASSOCIATION	N/A
SUBMITTED	June 18, 2025
COMPLETENESS ISSUED	June 27, 2025
EXPIRATION	December 24, 2025 (180 Days)
WAIVER	N/A
CASE PLANNER	Jim Hetzel, AICP Principal Urban Planner



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CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2023 FBC.
APPLICANT RESPONSE: Refer to new Sheet SP-01 for requested building information.
2. Show provisions for either open or closed interior parking per sections 406.5 and 406.6 of the 2023 FBC.
APPLICANT RESPONSE: Refer to New Sheet SP-3 & SP-4 for open garage calculations and diagrams for Phase-I and Phase-II buildings, showing compliance with requirements for Open Garage buildings per FBC-Building Section 406.
3. Show allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2023 FBC.
APPLICANT RESPONSE: Refer to new Sheet SP-01 for requested building information.
4. Provide building construction type designation per Chapter 6 of the 2023 FBC.
APPLICANT RESPONSE: Refer to new Sheet SP-01 for requested building information.
5. Specify fire-resistance rating requirements based on building separation and construction type per Table 601 and 602 of the 2023 FBC.
APPLICANT RESPONSE: Refer to new Sheet SP-01 for requested building information.
6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2023 FBC.
APPLICANT RESPONSE: Refer to new Sheet LS-1 & LS-2 for requested building information.
7. Indicate code compliant sprinkler system per Section 903 of the 2023 FBC.
APPLICANT RESPONSE: Refer to new Sheet SP-0.1 for requested information.
8. Designate Fair Housing Provisions per FBC Accessibility volume.
APPLICANT RESPONSE: Refer to new Sheet T-2 for Fair Housing provisions as requested.
9. Dimension accessibility requirements to site per FBC Accessibility Code.
APPLICANT RESPONSE: Refer to Sheets SP-1, A-1 & A-16 showing additional dimensions at accessible elements.
10. Provide accessible parking spaces in accordance with the Fair Housing ACT and the 2023 FBC Accessibility Volume. Accessible parking spaces must be located on an accessible route and so that users are not compelled to walk or wheel behind parked vehicles except behind his or her own vehicle.
APPLICANT RESPONSE: Refer to Sheets SP-1, A-1 & A-16 showing all accessible parking spaces provided with connection to an access aisle and aisle connection to pedestrian paths (sidewalks). No ADA spaces provide a condition in which an individual would need to move behind another vehicle to reach an accessible route.
11. Reference the Florida Building Code 8th edition on plan for the proposed development.
APPLICANT RESPONSE: Refer to Sheet T-1 and new Sheet SP-01 for requested code reference.

GENERAL COMMENTS

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and



demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

APPLICANT RESPONSE: Comment Acknowledged – All construction shall follow the Florida Building Code. This code will be referenced for Building Permit.

2. All projects must consider safeguards during the construction process. FBC Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.

APPLICANT RESPONSE: Comment Acknowledged.

3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in

Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances and accessed at;

- a. https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

APPLICANT RESPONSE: Comment Acknowledged

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2023 the 8th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations:
 - b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services>
 - c. https://floridabuilding.org/bc/bc_default.aspx
 - d. <http://www.broward.org/codeappeals/pages/default.aspx>

APPLICANT RESPONSE: Comment Acknowledged. To be addressed at time of Building Permitting.



Case Number: UDP-S25026

CASE COMMENTS:

Please provide updated plans and written response to the following review comments:

1. Please obtain a 'letter of no objection' from the utility providers for the construction of any proposed improvement located within the existing Utility Easements inside the property.
 - a. Verify that all the plottable encumbrances/easements found under the Title search are being reflected in the Survey and the set of plans.

APPLICANT RESPONSE: The "letters of no objection" for FPL and BCWWS easements located within the property are currently in process with the utility providers.

2. Proposed structures/improvements shall not be constructed in the Right-of-Way. Vacation of Right-of-Way would require approval from Broward County.

APPLICANT RESPONSE: This is not a vacation of the right of way but rather a conveyance process for obtaining the right of way for the portion of right of way fronting the proposed development. The conveyance is in process with Broward County. Determination of the property as surplus is expected to be heard by the Board of County Commissioners on September 4, 2025.

3. Proposed access from property with parcel ID 494210130074 to adjacent property with parcel ID 494210130081 would require written permission from those property owners, or an access agreement between both properties.

APPLICANT RESPONSE: Please refer to uploaded Declaration of Ingress, Egress, Parking, Utility, and Stormwater Drainage Easements (Recorded Instrument# 117073540).

4. Trash enclosure:
 - a. Show truck turning movements in and out any proposed dumpster enclosure/ building as applicable.

APPLICANT RESPONSE: Please see Solid Waste Circulation Plan (SP-301) and Solid Waste Management Narrative/Notes (Sheet SP-302). A Solid Waste Management Narrative has also been uploaded as a separate document to Lauderbuild.

5. Label on Site Plan Data Table the required and proposed type of loading zone(s) required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6. If applicable, show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development.

APPLICANT RESPONSE: Per Table #2 of Section 47-20.2, the project does not require a loading zone for residential uses. The non-residential component of Pinnacle Phase I is less than 15,000 SF, therefore, does not require a loading zone.

6. Per ULDR Sec. 47-20.13.D - On-site stormwater retention shall be provided in accordance with the requirements of the regulatory authority with jurisdiction over stormwater management System. Therefore, please provide drainage calculation showing proposed design will meet applicable South Florida Water Management District design criteria.

APPLICANT RESPONSE: Comment acknowledged, please refer to the attached stormwater report for your review and reference.

For Engineering General Advisory DRC Information, please visit our website at
<https://www.fortlauderdale.gov/home/showdocument?id=30249>

Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: UDP-S25026

CASE COMMENTS:

Please provide a response to the following:

1. Building needs to conform to section 403 for high rise. For the 10 story bldg.
APPLICANT RESPONSE: Phase-II Building (11-story) of development shall conform with Florida Building Code – Building: Section 403 for Special Occupancies & uses for Hi-rise buildings.
2. Show FCC location. Must be on a street side with a door leading directly to the outside.
APPLICANT RESPONSE: Refer to revised SP-1& A-16 plans showing location of Fire Command Center (FCC) at Hi-rise building meeting requirements of FBC-Building Section 911 and conditions listed above.
3. Show Fire Dept. vehicle access that complies with FFPC 18.2.3.1
APPLICANT RESPONSE: Please refer to Sheet FA-101 for Fire Truck Circulation.

GENERAL COMMENTS

The following comments are for informational purposes before final DRC sign-off.

Florida Fire Prevention Code (FFPC) - NFPA 1 Chapter 15 Fire Department Service Delivery Concurrency Evaluation

15.1 Application.

15.1.1 The AHJ shall be permitted to require a proposed development in the jurisdiction undergo a fire department service delivery concurrency evaluation.

15.1.1.1 Proposed developments that would increase the fire department's service population by less than 1 percent or increase the fire department's total protected building square footage by less than 1 percent shall not be subject to a fire department service delivery concurrency evaluation.

Minimum thresholds that require an evaluation are as follows:

Larger than 1% increase of the City's service population equals any new building with a human capacity of 1856 persons or greater.

APPLICANT RESPONSE: Not applicable:

The total occupancy of the buildings is estimated at:

Phase-I	6,320 sf of office area	= 42 occ
Phase-I	91,300 sf of residential area	= 570 occ
Phase-II	79,800 sf of residential area	= 563 occ

Total estimated combined occupancy for both phases = 1,175 occ. less than 1% (1856 people as described above). Refer to LS-sheets for full occupant load breakdown.

Larger than 1% increase in Fire Dept. protected building square footage that equals or is greater than more than 1,132,903 sq. ft.

APPLICANT RESPONSE: Not applicable: The total building square footage for both phases combined do not exceed 200,000 sq. ft.

Note: It only requires one requirement to be a mandatory and must be submitted before a building permit is applied for.

APPLICANT RESPONSE: Refer to items above. Project does not exceed minimum thresholds for evaluation.



Case Number: UDP-S25026

CASE COMMENTS:

GENERAL COMMENTS

The following corrections are needed prior to Building permit application

1. Flood Zone in effect at time of submittal), AE, (BFE 7 ft. NAVD 88 + 1.4 ft. NAVD 88 = 8.4 ft. NAVD 88), (FIRM panel 12011C0359J)

APPLICANT RESPONSE: There appears to be a typo in the provided comment. We agree that the latest FEMA FIRM indicates the site is located within Flood Zone AE with an elevation of 7.00' NAVD. However, the BFE is set 1.00' above the FEMA elevation and not 1.4'. The BFE for the site was established as 8.00' NAVD.

2. Minimum elevation requirement of 8.4 ft NAVD is required.

APPLICANT RESPONSE: Please see the response above and the Flood Protection section of the provided stormwater narrative. The minimum finished floor elevation was determined to be 8.50' NAVD. It should be noted that we may negotiate the DFE with Broward County Resilient Environment Department (BCRED), since the property to the north is part of the same permit with a minimum FFE of 8.00'. This will allow for better harmonization between the existing use and the proposed use. We will keep you informed during the negotiations with the County.

3. Additional comments may follow pending submission of the complete plan set at time of building permit.

APPLICANT RESPONSE: Comment Acknowledged

4. The plans submitted show a floor elevation of 8.6 FT. NAVD On (SHEET A-1). Please show all floor elevation to include floor elevation below 8.4 ft. NAVD 88.

APPLICANT RESPONSE: Refer to Sheets SP-1, A-1 & A-16 for floor elevations at all rooms and additional notes regarding flood proofing materials/vents.

5. SHOW ELEVATIONS FOR LOBBY, AND THE FOLLOWING ENCLOSED ROOM AT GROUND LEVEL ALSO CALLED FIRST FLOOR LEVEL ON PLANS FOR THE FOLLOWING ENCLOSED ROOMS ELECTRICAL, GENERATOR, TRASH, MAIL, PUMP ROOM.

APPLICANT RESPONSE: Refer to Sheets SP-1, A-1 & A-16 for floor elevations at all rooms

6. Flood Vents will also be required in the garage and trash room areas at 1 sq. inch for every square foot of enclosed areas please update plans at time of the building permit application.

APPLICANT RESPONSE: Refer to Sheets SP-1, A-1 & A-16 for floor elevations at all rooms and additional notes regarding floodproofing materials & flood vents.

7. Refer to FEMA Technical Bulletin 2, for Flood Damage Resistant Materials below 8.4 ft. NAVD 88

APPLICANT RESPONSE: Refer to New Sheet SP-0.1 for reference to FEMA technical bulletin 2 and Sheets A-1 & A-16 for notes regarding location of flood vents and floodproofing materials.

8. Label flood design class on flood legend plan sheets. (ASCE 24-14-page 7 table 1-1)

APPLICANT RESPONSE: Refer to New Sheet SP-0.1 for requested information. Buildings Flood Class II per ASCE 24-14 page 7 – Table 1-1

References:

ASCE 24-14 Flood Resistant Design Standards.

FBC 8th Edition Residential Section R322.2.2 <https://codes.iccsafe.org/codes/florida>



Flood Ordinance Ch 14:

https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA



Case Number: UDP-S25026

CASE COMMENTS:

Please provide a response to the following.

1. Please have a certified ISA Arborist provide the information as to the existing trees including the condition ratings that will be required for mitigation purposes. Please provide mitigation in equivalent replacement and in equivalent value. Indicate how the mitigation will be provided on Landscape plans. Verify that mitigation equivalency has been calculated correctly, especially for specimen trees, per the City's amended Tree Preservation Ordinance (ULDR 47-21.15).

APPLICANT RESPONSE: A mitigation table is included on Sheet LD-001, outlining both the required mitigation measures and the values being provided. The remaining value for tree and palm replacement will be contributed to the Tree Canopy Trust Fund.

2. Provide ISA Certified Arborist report for specimen size trees (Large species: 18+" DBH; Medium: 13+" DBH; Small: 8+" DBH) as per ULDR 47-21.6.A.2.i. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report shall reference the tree survey or tree disposition sheet with numbered tree, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height for trees, clear trunk height for palms, condition rating as a percentage, and a written assessment of existing tree characteristics explaining how and why the above information was reached. This report may also provide descriptive information on recommendations for prescriptive tree maintenance activities.

APPLICANT RESPONSE: An ISA Certified Arborist report has been provided that includes written assessments of all specimen trees on the site. There are no trees classified in the small category. Only large and medium category trees are included in the arborist report uploaded to lauderbuild.

3. ULDR 47-21.15.G.10: Proposed Specimen tree removal requires submittal of an evaluation report prepared by an ISA Board Certified Master Arborist, ASCA Registered Consulting Arborist or Registered Landscape Architect using a method outlined in the Council of Tree & Landscape Appraisers "Guide for Plant Appraisal, 10th edition" to determine equivalent value (e.g. Functional Replacement Method - Trunk Formula Technique. Please provide as applicable.

APPLICANT RESPONSE: An evaluation report of each specimen tree to be removed has been provided. Their values have been provided in the tree disposition table. See sheet LD-001.

4. Relocated trees will be moved by the applicant following the ANSI A 300 standards and guaranteed by the permit holder for one year for trees of less than six inches in caliper and for two years for trees greater than six inches in caliper, as per ULDR 47-21.15. A monetary guarantee of postal money order, certified check or cashier's check may be required to insure compliance with requirements. A tree protection barricade before during and after construction activities may be required to ensure protection of tree or trees. This can be in addition to a monetary guarantee. The amount of guarantee is based on the equivalent value of the tree or trees specifically included. Please indicate on landscape plans proposed final relocation planting area for relocated trees (#1356, 1364, 1367, 1381, 1382, 1387, 1389, 1406-1418, 1435, 1436, 1442-1444, 1446-1449).

APPLICANT RESPONSE: All trees to be relocated have been labeled on the planting plan. See sheet LP-101 for locations.

5. A 10 feet sight triangle is required at the intersection of a driveway and street, measured from where the intersection of the driveway and paved travel lane meet. This area must be clear of obstructions between 2.5 feet and 8 feet above elevation of adjoining pavement, per ULDR 47-2.2. Q.1 and ULDR 47-35. Illustrate and label this triangle on landscape plan, and confirm landscaping is installed outside of sight triangles. Current proposed "Conceptual Shrub and Groundcover" area includes plant material specified above 2.5 feet clearance requirement. Please note on plans clearance requirement.



APPLICANT RESPONSE: The sight triangles' locations have been revised and are free of any obstructions. See sheet LP-101 for labels.

6. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities.

APPLICANT RESPONSE: The horizontal clearances from trees and the utilities have been provided on the plan. A reference exhibit has been provided to clearly illustrate these locations. See sheet LX-101 for reference.

7. Utilities must be protected using a root barrier fabric wrap or equivalent. Landscape Plans must illustrate and label existing and proposed utilities in the right-of-way to confirm no utility conflicts exist, and illustrate the above setback and wrap requirement if applicable. Provide root barrier fabric wrap detail.

APPLICANT RESPONSE: Root barrier has been provided to protect any utilities located within the clearance zone around trees and palms. See sheet LX-101 for reference. See sheet LP-501 for the root barrier detail.

8. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.

APPLICANT RESPONSE: Utilities and other site amenities have been relocated to avoid conflict with planting areas. See sheet LP-101 for reference.

9. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12. Please illustrate location of light poles on plans, per architectural drawings, and illustrate setback compliance as applicable.

APPLICANT RESPONSE: Light fixtures have been provided and meet the minimum clearance from shade trees. See sheet LL-101 for reference.

10. Shade trees must be located a minimum of fifteen feet away from structures. Section 47-21.9. F.1. Please illustrate on plans.

APPLICANT RESPONSE: All proposed shade trees have been located at least 15 feet from all structures. See sheet LP-101 for dimensions.

11. As per Section 47-21.9.G. Each tree shall have pervious area surrounding it sufficient to support the species, as determined by the department. Shade species with a minimum caliper of three (3) inches, two hundred and twenty-five (225) square feet with fifteen (15) feet being the smallest dimension. Shade species with a minimum caliper of two (2) inches, ninety (90) square feet with eight (8) feet being the smallest dimension.

- a. Tree planting areas that are reduced in width will require structural soil or a product engineered for root growth under paved areas to provide this root development area.

APPLICANT RESPONSE: Structural soil has been provided in areas where the available pervious area is insufficient to support the proposed shade species. See sheet LP-101 for locations.

12. Additional comments may be forthcoming after next review of new plans and written comment responses prior to final DRC sign off.

APPLICANT RESPONSE: Comment acknowledged.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following:

1. Note that effective as of November 1, 2024, the City's Tree Preservation Ordinance (ULDR 47-21.15) has



been amended by approval of the City Commission. A copy of the amended ordinance shall be made available for use by request in the interim while the City's ULDR found on MuniCode awaits revision publication.

APPLICANT RESPONSE: Comment acknowledged.

2. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please do not apply for these at time of DRC submittal.

APPLICANT RESPONSE: Comment acknowledged. The required applications will be provided at time of master permit submittal.

3. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.

APPLICANT RESPONSE: Comment Acknowledged. To be addressed at time of Building Permitting.

4. Approval from jurisdiction for landscape installation in Right Of Way (Broward County – N Andrews Ave) preferred prior to final DRC sign off but may be provided at time of permit submittal. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.

APPLICANT RESPONSE: Comment acknowledged. To be addressed at time of permit submittal.

5. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6, A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan and include calculations in table.

APPLICANT RESPONSE: Comment Acknowledged. To be addressed at time of Building Permitting.



Case Number: UDP-S25026

CASE COMMENTS:

Comments may be forthcoming.



Case Number: UDP-S25026

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
APPLICANT RESPONSE: Acknowledged and reflected in enclosed Solid Waste and Recycling Plan. Refer to Solid Waste Management Narrative uploaded to Lauderbuild and included on Sheet SP-302.
2. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
APPLICANT RESPONSE: Agreed and reflected in Solid Waste and Recycling Plan. Refer to Solid Waste Management Narrative uploaded to Lauderbuild and included on Sheet SP-302.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
APPLICANT RESPONSE: Will serve letter provided from Waste Management.
4. Solid Waste charges shall be included in the monthly maintenance fee as prescribed in owner's association documents (multi-family).
APPLICANT RESPONSE: Not applicable, this is a multi-family rental development under common ownership, all solid waste charges will be billed to the entity that owns each Phase of development.
5. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
APPLICANT RESPONSE: Acknowledged.
6. Service Days shall be per the City's residential routing schedule.
APPLICANT RESPONSE: Acknowledged.
7. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property. Please show how the property will be serviced from trash room.
APPLICANT RESPONSE: Please see Solid Waste Circulation Plan (SP-301) and Solid Waste Management Narrative/Notes (Sheet SP-302). A Solid Waste Management Narrative has also been uploaded as a separate document to Lauderbuild.
8. Containers: must comply with 47-19.4
APPLICANT RESPONSE: There is no proposed trash enclosure located onsite. Trash will be handled via trash rooms located inside each building.
9. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
APPLICANT RESPONSE: There is no proposed trash enclosure located onsite. Trash will be handled via trash rooms located inside each building.
10. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building. If you have a trash chute please answer 10,11,12.
APPLICANT RESPONSE: See letter from Wilkinson, trash chute provider, indicating the specifications for the bi-sorting trash chute.
11. Recommend trash chute accommodate recycling.
APPLICANT RESPONSE: Acknowledged, and is reflected in letter from Wilkinson. Refer to provided Solid Waste plan and Narrative. Solid waste and Recycling shall be handled by a single chute using a Bi-sorter system to



direct each to the appropriate contained in Trash rooms.

12. Draw equipment on the plan to show it will fit in trash room.

APPLICANT RESPONSE: Refer to New Sheet SP-5 for Trash room plans showing equipment placement.

13. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.

APPLICANT RESPONSE: Acknowledged, private collector will be Waste Management, and on site maintenance personnel will provide trash room services.

14. Submit a Solid Waste Management Plan on your letterhead containing the name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.

APPLICANT RESPONSE: Solid Waste and Recycling Plan is provided on architect's letterhead and uploaded to lauderbuild. This will also be emailed to the review as instructed below.

- *This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to Gwoolweaver@fortlauderdale.gov . The letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and containers requirements to meet proposed capacity.*
- *Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.*

GENERAL COMMENTS

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:

Please provide specific details of solid waste and recycling collection per building

APPLICANT RESPONSE: Refer to New Sheet SP-5 for Trash room plans.



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1. On the site plan, include a data table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, vertical stacked, tandem, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.
APPLICANT RESPONSE: Please refer to Sheet SP-102 for requested parking information for the proposed Phase I and Phase II of the Pinnacle at Cypress Development.
2. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls. Properly dimension the parking stall dimensions on the plan sets.
APPLICANT RESPONSE: Please refer to revised plan sets. Parking dimensions can be found on Sheet SP-102.
3. The parking reduction request is not accepted. For affordable housing non assisted living residential uses the city will not accept a parking ratio of less than 1 parking space per residential unit.
APPLICANT RESPONSE: Please refer to email correspondence document uploaded to Lauderbuild indicating prior direction from City staff with regards to the proposed parking ratio for the reduction request. Pinnacle Phase I and Phase II propose all units as Senior Affordable (note that at the time of the request for direction from City staff, only Phase 1 was to be senior housing, that is now been changed and both phases are senior housing). The project utilizes the 0.8 parking rate for all 196 proposed units in our parking calculations/ parking reduction. Please refer to the uploaded traffic statement with parking analysis, as well as the revised Sheet SP-102 showing the required/proposed parking calculations.
4. Provide the cross-access agreements between this site and the abutting property to the north for the proposed access between the properties.
APPLICANT RESPONSE: Please refer to uploaded Declaration of Ingress, Egress, Parking, Utility, and Stormwater Drainage Easements (Recorded Instrument# 117073540).
5. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for each proposed driveway. Please note that if there is a proposed gate at the ingress and egress points for this development, the gate will be considered the first conflict point. The minimum inbound staking requirement from a Trafficways roadway is (2) stacking spaces. A stacking space is measured 22 feet long by 12 feet wide.
APPLICANT RESPONSE: The inbound and outbound stacking requirements are shown on Sheet SP-102. The stacking spaces are 12' wide by 22' long. Dimensions have been shown, as requested.
6. Additional comments may be provided upon further review.
APPLICANT RESPONSE: Comment Acknowledged.

GENERAL COMMENTS - Please address comments below where applicable.

1. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.
APPLICANT RESPONSE: Ample indoor bike storage will be provided in Phase 1 that will serve both phases, see Sheet A-1. However, we are requesting a Deviation for the required amount of bike storage give that the development is affordable age-restricted senior housing (age 62+) and the use of bikes will be less than required under the code. Electric car charging station locations will be evaluated for both phases and will be delineated at the time of permit if deemed appropriate.



2. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.

APPLICANT RESPONSE: Acknowledged



Case Number: UDP-S25026

CASE COMMENTS:

Please provide a response to the following:

1. Per 47-25.2. B. Communications network. Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network; to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

APPLICANT RESPONSE: Acknowledged

2. Based upon the location of the proposed structure, and the distance from the City's radio sites, it is anticipated that this project may require a Bi-Directional Amplifier (BDA) system. It is strongly recommended that conduits are installed to support a BDA system within the building. Conduit locations should be determined by a qualified BDA designer/installer. A qualified BDA designer/installer needs to take signal strength analysis within all areas of the structure after the interior structures and windows are complete. A computer generated (heat map) showing the measured signal strengths within all areas of the proposed structure shall be required. If the computer-generated heat map reveals there isn't adequate signal strength to support the City and Broward County public safety radio communications network, a Bi-Directional amplifier system will be required.

APPLICANT RESPONSE: Acknowledged

3. Please review Chapter 1, Section 118 of the Broward County Building Code.

A Bi-Directional Amplifier (BDA) for public safety radio is currently installed in Phase 1. If Phase 2 requires enhancements, as determined by signal surveys and Delivered Audio Quality (DAQ) testing, the City and Broward County FCC license holders will require both buildings will utilize a shared system head- end and donor antenna to reduce elevated RF noise floors and interference to the public safety radio systems. Remote amplifiers in Phase 2 will be connected to the Phase 1 head-end via fiber optic or copper cabling for signal distribution.

APPLICANT RESPONSE: Acknowledged

4. Additional guidance may be obtained from BDA@fortlauderdale.gov .

APPLICANT RESPONSE: Comment Acknowledged

General Comments:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. Additional information is required to properly evaluate the Developer's plans.
2. Please consider the following prior to submittal for Building Permit:
Please identify and provide contact information for the contractor chosen to evaluate and map radio system signal strength levels for this project.

APPLICANT RESPONSE: Acknowledged and will be provided at the time of building permit application.



Case Number: UDP-S25026

CASE COMMENTS:

Please provide a response to the following:

1. Pursuant to State Statute 166.033(1) the application must be approved, approved with conditions, or denied within 180 days of completeness determination, on or before **December 24, 2025**, unless a mutually agreed upon time extension is established between the City and the applicant or applicant submits a waiver to the timeframe.

APPLICANT RESPONSE: Comment Acknowledged.

2. Unified Land Development Regulations (ULDR), Sections 47-24.1 and 47-27.4, Public Participation requirements the applicant must complete the following:
 - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
 - i. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations>); and,
 - ii. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
 - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.

APPLICANT RESPONSE: Comment Acknowledged.

3. ULDR, Section 47-24, the proposed project requires review and approval by the PZB for conditional use approval and for amending the previously approved site plan for Phase 2. In addition, the project requires review and approval by the City Commission for deviations in the Uptown Project Area. Separate fees are required for each, and the applicant is responsible for all public notice requirements pursuant to the ULDR, Section 47-27.

APPLICANT RESPONSE: Comment Acknowledged.

4. Pursuant to the City's Comprehensive Plan, the site is designated Uptown Urban Village Transit Oriented Development (Uptown TOD) on the City's Future Land Use Map. The proposed use is permitted in this designation with the inclusion of affordable housing units. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.

APPLICANT RESPONSE: Comment Acknowledged.

5. Pursuant to the City's Comprehensive Plan, the City monitors and tracks development in the Uptown TOD. Be advised that development in the TOD is allocated at the time of site plan approval on a first come, first served basis. In order to allocate the correct entitlements, provide a breakdown of the uses from the approved site plan compared to this amendment depicting the differences.

APPLICANT RESPONSE: Please refer to the Project Narrative submitted with this application.



6. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Urban Planning Division, at (954) 357-6634 to ensure that the proposed project is consistent with the latest recorded plat restrictions. If a plat note is needed, a separate application is required, which is reviewed administratively and can be found here: Administrative Review Application.

APPLICANT RESPONSE: Please refer to the uploaded Plat Determination Letter in Lauderbuild. Broward County Planning Council has determined that the property does not need to be platted or re-platted.

7. ULDR, Section 47-38C, this project is subject to the requirements of Broward County Public School Concurrency. The applicant shall notify the School Board Superintendent or designee of this proposal and obtain a Preliminary School Capacity Availability Determination (SCAD) from the School Board. Prior to final DRC approval, or confirmation from the School District that the development is exempt or vested from the requirements of public school concurrency is required.

APPLICANT RESPONSE: The determination from Broward County School Board will be submitted prior to final DRC.

8. Applicant is proposing to amend the approved site plan, Case No. PLN-SITE-20050005, which includes the north parcel with an existing mixed-use residential building. Applicant must acknowledge in writing that the subject property, upon which this application has been filed, should not be further subdivided into separate parcels owned by several owners. The said property shall be considered as one plot and parcel of land for development purposes and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one development plot or parcel of land. Provide a copy of the executed and recorded documentation that unifies the site.

APPLICANT RESPONSE: While this property will not be subdivided, it will be developed in two phases, consisting of Pinnacle at Cypress and Pinnacle at Cypress Phase 2. Each phase has or will have entered into a long-term lease agreement with the owner of record, and the improvements for each phase will be owned by a single-purpose entity controlled by the principals of Pinnacle. This financing strategy, utilizing affordable housing financing resources such as Housing Tax Credits, SAIL loan and Broward County Gap loans, necessitates two separate albeit affiliated owners. However, to address the parcel separation issue, we have drafted a Declaration in Lieu of Unity of Title, the form of which we have deployed in similar multi-phase affordable development circumstances in other municipalities that bind the parcels under the proposed unified plan. We ask this proposed Declaration be reviewed by City staff as well as other parties to the financing of each phase, and it not be recorded until such time that final site plan approval for both phases is granted by the City Commission and where recordation is made a condition of such approval.

9. As proposed, the overall building design requires additional architectural features and enhancements. Focus should be on enhancing the west elevation facing Andrews Avenue and east elevation facing Interstate 95. A combination of banding, recessed balconies, angled or varying roofline, enhanced building corners, creative scored stucco and window awnings for top floor - see below examples.



APPLICANT RESPONSE: Refer to Sheets A-10 and A-11 for revised elevations emphasizing corner along Andrews Ave. and introducing an additional accent material to the building. The corner features a banding element which communicates with the building to the north, using similar language and contrasting colors. The use of contrasting color, varying shape sizes and multiple textures create visual balance and movement along the N. Andrews Ave façade.



Refer to Sheet A-30 for East elevation facing I-95; Additional parapet movement has been added to façade and the introduction of a wood vertical element are used to provide emphasis to the building. The use of large building features are employed at this facade to take advantage of the distant view from I-95.

10. ULDR, Section 47-37B.3.B, Deviations, applicant submitted for deviations related to shoulder height, front setback, and maximum tower floorplate. However, there are qualitative design requirements not being met in the plan set which include below. Staff is unclear if the following are part of the deviation request. Staff has provided recommendations to address each item.

- a. Section 47-37B.6.F, Building Design, minimum of two high quality building material for first two floors facing primary street. Provide additional building materials for the first 2 floors that are reflective of higher quality material and note that stucco cannot count toward the materials. This applies only to the frontage along Andrews Avenue.

APPLICANT RESPONSE: Refer to Sheets A-10 and A-11 for revised elevations. The tile element has been extended further onto the 2nd floor and a new metal element has been introduced to further accentuate the corner and add a third element to the facade in addition to the tile and wood siding already in use.

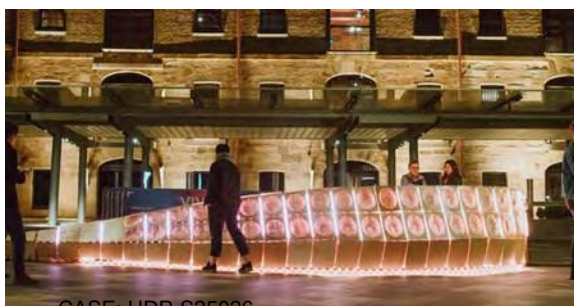
- b. Section 47-37B.6.F, Building Design, building corners architecturally enhanced vertical and horizontal treatments. The northwest and southwest building corners need to be enhanced with special treatments to meet the building corner design requirements. There should be design compatibility with the existing building to the north or at a minimum complement the existing design. See images below for examples.



APPLICANT RESPONSE: Refer to Sheets A-10 and A-11 for revised elevations emphasizing corner along Andrews Ave. and introducing an additional accent material to the building. The corner features a banding element which communicates with the building to the north, using similar language and contrasting colors.

- c. Section 47-37B.6.L, Sense of Place Elements, as proposed, the project does not appear to contain elements as described in this section of the ULDR. Provide more information and imagery of proposed sense of place elements for this project. Examples include building illumination, creative artwork, uniquely designed site features for stairs and ramps, etc.

APPLICANT RESPONSE: A sense of place is being established by the use of edge lighting along the angled steps and entry feature along Andrews Avenue. Additional lighting edge lighting is being used at banding elements to further accentuate this facade. The ramp features a siding treatment similar to the building, this section sits slightly away from the building, hiding the ramp and extending the façade treatment into the pedestrian area.



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Exhibit 4

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11. ULDR, Section 47-37B.3.B, Deviations, if additional deviations are requested based on comment above then a revised DRT submittal is necessary.

APPLICANT RESPONSE: Per comment responses above, the project proposes to meet the intent of the code regarding sense of place elements and building design related to corners of the building along Andrews Ave.

12. ULDR, Section 47-37B.3.D, Development Monitoring, applicant is proposing affordable housing incentive based on Section 47-23.16.B.2, Uptown Urban Village. Provide the following information in the site data related to project density:

- A breakdown of density that separates market units and affordable units including the formula calculation used to determine total density for the project;
- Provide total number of affordable units by income category; and
- Indicate the mechanism for restricting the affordable units, note plans of such, and be advised that such must be recorded in public records prior to submittal of a building permit

APPLICANT RESPONSE: Please see below density breakdown. This breakdown is also provided in the project narrative as well as Sheet SP-101.

Permitted Density:

5.47 Gross Acres x 50 DU/AC = 273 units permitted by zoning

5.47 Gross Acres x 100 DU/AC= 547 units permitted with affordable housing density bonus

Proposed Development program using affordable housing density bonus:

295 units (Fairfield / includes 8 affordable) - Existing

196 units (Pinnacle / 100% affordable) - Proposed

491 total units

Bonus Unit Calculations:

Phase 0 - Fairfield (Existing)

273 market rate units per zoning density

22 affordable bonus units

8 affordable units (120% AMI)

14 bonus market rate units (2:1 with two (2) market rate units unused)

295 total units

Phase I & II - Pinnacle (Proposed)

196 affordable bonus units (80% AMI)

40 affordable units (80% AMI)

156 market rate bonus units but being restricted affordable

196 total units

Total Proposed Density:

491 / 5.47 = 90 DU/AC

Alternate Bonus Unit Calculation:

547 maximum units available with affordable density bonus

- 273 units permitted by zoning

274 maximum bonus units allowed

8 units (120% AMI) 16 market rate bonus units

196 units (80% AMI) 784 market rate bonus units

204 affordable units

800 market rate units (total based affordable units)

750 market rate units - unused



13. ULDR, Section 47-37B.6.H, Bicycle Parking, bike storage for short term shall be 1/30 units and for long term 1/5 units with such long term storage provided within a safe, enclosed space with direct access to sidewalk or bike lane. Indicate location of such and provided data in the site data on Sheet SP-101.

APPLICANT RESPONSE: Refer to Sheet SP-0.1 for Bicycle parking information and Sheets SP-1, A-1 & A-16 for location of bicycle parking on site. Reduced long-term bicycle parking is being provided for residents as this is a senior community for persons age 62+. Short-term parking for visitors is being provided in excess as a more active use. Bicycle Parking Calculations have been added to Parking Data on Sheet SP-102.

14. ULDR, Section 47-37B.6.H, Parking, Sheet SP-102, indicates shared parking but it is unclear on the exact amount of spaces shared as compared to the approved site plan. Additional information is needed that compares the analysis from the approved site plan and location of such to the current parking demand and location of such as well as mechanism for assigned spaces on the northern parcel. Furthermore, the applicant will need a new parking reduction order indicating the number of parking spaces required, provided, and shared along with the legal description of the property, and any conditions of approval related to the parking reduction. The new or revised parking reduction order shall be recorded in the public records of Broward County and filed with the department by the applicant prior to Final DRC approval.

APPLICANT RESPONSE: There are two core documents that have been uploaded to Lauderbuild that must be reviewed and considered when evaluating the parking plan for this development. First is the parking analysis from TrafTech's traffic statement dated June 27, 2025 which states "As shown in the site plan's site data...the parking calculations shown for Phase 1 (100 affordable residential units for seniors) indicate 80 parking spaces required per demand analysis. According to ITE's Parking Generation Manual (refer to Attachment B), affordable housing for seniors require 0.44 parking spaces per unit with an 85th percentile of 0.80 parking stalls per residential unit. Hence, the 100 affordable units for seniors require 80 parking stalls, per ITE. Similarly, Phase 2 (96 units) require 77 parking spaces and 79 parking stalls are proposed." Phase 1 relies on available parking in the adjoining garage on the north parcel to fully satisfy its parking needs for both the 100 residential units and the commercial/office use. However, the second important referenced document is the Declaration of Ingress, Egress, Parking, Utility, and Stormwater Drainage Easements by and between Fairfield Cypress, LP (Fairfield) and Poliakoff, Becker and Streiffeld, LP (PBS) dated February 23, 2021 (Instrument 117073540 in the Public Records of Broward County). The Declaration grants, under Paragraph 1, a perpetual easement in Fairfield's parking garage for the benefit of the PBS parcel. Specifically, forty (40) assigned parking spaces and another eighteen (18) unassigned parking spaces are made available during weekday business hours and twenty-five (25) spaces available as overflow parking after all PBS spaces are used first during the overnight hours. Since 57 parking spaces are provided on Phase 1, the other required 23 spaces to meet the parking requirement for Phase 1 are available in the Fairfield garage for overnight parking, thus satisfying the parking demand at peak hours, with more than sufficient parking during working hours of the weekday to service the office use contained within Phase 1. As noted in the traffic statement, Phase 2 has sufficient parking on site to meet requirements.

15. ULDR, Section 47-37B.6.J, Streetscape Zones, provide detailed cross section for Andrews Avenue depicting the streetscape zones in relation to the building frontage. The design should match the existing streetscape to the north.

APPLICANT RESPONSE: A detailed cross section of the streetscape zone in relation to the building has been provided. The proposed design reflects the existing streetscape conditions to the north. See sheet LH-301 for reference.

16. ULDR, Section 47-37B.5, Table of Dimensional Requirements, provide a breakdown on residential unit sizes in square feet in the site data table.

APPLICANT RESPONSE: Please see table added to Sheet SP-102 showing breakdown of residential unit sizes by unit type.

17. ULDR, Section 47-37B.6.B, Open Space, staff is unable to determine if the project fully meets open space based on the following items identified as open space. Note, the areas as open space must meet the definition of open space and plazas.



a) There are areas hatched that are sidewalks / walkways along the building

APPLICANT RESPONSE: These areas are integrated into a cohesive pocket park design that wraps around the frontage of the building lining the ground floor non-residential space.

b) Landscape Median Area:

APPLICANT RESPONSE: The landscape median area within the driveway is not counted in the open space calculations. Please see Sheet SP-100.

c) Building Entrance with Ramp and Stairs

APPLICANT RESPONSE: The building entrance, ramp, and stairs are being collectively designed as a visual focal point in the building frontage to promote visual interest, pedestrian access, landscaped seating areas to enhance the public/private passive use of this designated plaza space.

d) Indicate location of private amenity area(s) for both phases;

APPLICANT RESPONSE: The square footage of each private amenity space is located on Sheet SP-100, as well as an architectural sheet reference for location of private amenity space within the buildings.

e) Existing plus phase 1 does not meet the minimum of 22,500 square feet of pocket park space, existing plus phase 1 and 2 does meet the minimum. Applicant needs to clarify phasing and the open space area attached to phase 1 and 2;

APPLICANT RESPONSE: The Open Space Calculations have been revised on the Sheet SP-100 as follows:

- **The original approved open space calculations for Fairfield remain unchanged and locations of open space within Fairfield's site (North Parcel) remain unchanged.**
- **The Required/Proposed Open Space calculations for the Pinnacle project are further provided within Phase I and collectively in Phase II.**

f) Use of the ROW area is subject to finalization of transfer of ownership to the applicant; Provide the square feet of the ROW area being used for open space

APPLICANT RESPONSE: The Square footage of the ROW vacation area used for Pinnacle Phase I and Phase II open space is 3,300 SF and is indicated on Sheet SP-100.

g) The north parcel requirements cannot be modified by reducing the plaza calculations down from 3,000 square feet to 1,000 and counting that area for pocket park.

APPLICANT RESPONSE: The original approved open space calculations for Fairfield remain unchanged and are separate from the Pinnacle Open Space Calculations.

18. The property contains a ten-foot FPL easement where there are improvements and structures proposed which is not permitted. Provide information on how the applicant plans on addressing the easement conflict. Note, vacation of easements are separate application and process.

APPLICANT RESPONSE: The FPL easement in conflict with the building will be coordinated for relocation with FPL, as it is recorded through separate instrument and not by plat.

19. Provide a vehicular and truck movement plan that shows movement in and out of the parking garage area, collection of refuse, and overall turning movements for the site.

APPLICANT RESPONSE: Please refer to Sheet SP-301 for Solid Waste Circulation Plan.

20. Provide the following changes on the site plan:

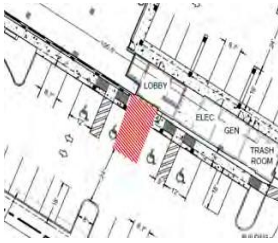
a. Indicate dimensions for all drive aisles;

APPLICANT RESPONSE: All dimensions are shown on SP-102.

b. Label all site features and elements including seating areas;

APPLICANT RESPONSE: All site features and elements are labeled on SP-102.

c. Provide a direct pedestrian walkway leading to the residential entrance – see image below.



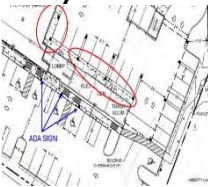
APPLICANT RESPONSE: Refer to Sheet SP-1 and A-1 for relocated ADA parking stalls. Accessible aisle has been placed directly in front of the residential entrance to provide direct pedestrian access as requested.

- d. There are several pinch points with doors and columns that need dimensions indicated on plans – see image below.

APPLICANT RESPONSE: Refer to Sheet SP-1 & A-1 for dimensions at columns. All dimensions are provided within accessible code requirements for these conditions.

- e. ADA parking must be directly accessible to building entrances. The ADA parking located farthest east on the site does not meet this requirement. In addition, the ADA pole location is within the parking space depth. See image below.

APPLICANT RESPONSE: Refer to Sheet SP-1 and A-1 for relocated ADA parking stall. Parking stall is now labeled as space #22 and it is located directly across the driveway with direct pedestrian access to the lobby.



21. ULDR, Section 47-19.2, Roof mounted structures such as air conditioners, compressors, generators, satellite dish antennae, and pool accessories and elevator and stairwell shafts shall be designed and screened as part of the building volume for the principal structure and shall be at least six (6) inches high above the top-most surface of the roof mounted structure. Building design and roof plans do not meet this requirement. Revise accordingly.

APPLICANT RESPONSE: Refer to revised Building Elevation and Section Sheets A-10 thru A-15 and A28 thru A-32 showing revised parapets to comply w/ screening requirement for roof mounted equipment.

22. ULDR, Section 47-20.5, Parking design, proposed parking space width does not meet code width of 8 feet, 8 inches.

APPLICANT RESPONSE: Plans comply. It is the Architectural to Decimal conversion (8'-8" is = to 8.7').

23. ULDR, Section 47-20.14. provide light pole details.

APPLICANT RESPONSE: Please see the light pole details on Sheet LL-501

24. ULDR, Section 47-37B.6.k, ground signs in Uptown are limited in size and location. Revise location and provide details for review.

APPLICANT RESPONSE: The proposed ground sign is not located within the streetscape zone and is not exceeding 5-feet in height. Please see revised location on Sheet SP-102.

25. Provide a phasing plan that depicts anticipated site area for each phase.

APPLICANT RESPONSE: Please see attached Phasing Plan Sheet SP-103 uploaded to Lauderbuild.

26. Provide a preliminary construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may



be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process with the Transportation and Mobility Department

APPLICANT RESPONSE: Please see the attached preliminary construction staging plan contained within our plan submittal (See Sheet SPC-1). The elements shown include the location of cranes, buck hoists with trash collection, the construction trailer and other laydown, staging and storage areas. Our objective will be to the greatest extent possible to minimize impacts on adjoining uses, utilizing fences with wind screens and strategically placing materials on the eastern boundary where practical. We will collect trash at the buck hoist locations once every other day and provide dust control with a water truck on an as-needed basis. Work hours will be consistent with the City ordinance – 8 am to 7 pm Monday through Saturday, and 10 am to 7 pm on Sundays.

27. In regard to physical, communication, and radar obstructions, the FAA requires a review for interference by the proposed construction of buildings. Provide a letter from the FAA indicating that such review has been performed based on proposed building height. FAA approval must be obtained prior to Final-DRC sign-off unless otherwise deemed unnecessary by the FAA.

APPLICANT RESPONSE: Please refer to the submitted FAA Determination Letters uploaded to Lauderbuild.

28. Ensure the site plan package contains adequate amount of detail drawings for:

- (1) Andrews Avenue cross section reflecting variations in grade, design, and site elements;

APPLICANT RESPONSE: Comment acknowledged, please see sheet CP-301 for cross section.

- (2) close-up drawing of frontage along Andrews and pocket park/plaza;

APPLICANT RESPONSE: An enlargement of the pedestrian plazas along Andrews Ave. has been provided. See sheet LH-401 for reference.

- (3) the frontage along the water body to the east;

APPLICANT RESPONSE: Comment acknowledged. The existing edge of water has been labeled on plans as well as grading and drainage up until the water. We do not intend to modify or reconstruct the existing lake bank leading to the edge of water.

- (4) and other building design features as necessary to demonstrate compliance with the Uptown Zoning District.

APPLICANT RESPONSE: Please refer to the Revised Architectural set of plans.

29. Provide close-up pedestrian level renderings clearly indicating how the proposed development will be perceived from a pedestrian perspective, as viewed along the public realm. Include building details, outdoor seating, proposed landscaping, and when applicable the surrounding existing context. Provide the a nighttime rendering of the project from the west and rendering from the east from as seen from I-95. Ensure renderings accurately depict the project design.

APPLICANT RESPONSE: Refer to Sheet A-40 for close up renderings at public realm

30. Provide communication from Broward County regarding the placement and approval of the street trees in Andrews Avenue right-of-way.

APPLICANT RESPONSE: Plans will be sent to the county for review and correspondence will be provided at that time.

31. Be advised, additional comments may be generated based on revised plans.

APPLICANT RESPONSE: Comment Acknowledged